



39 Rakegate Close, Oxley, Wolverhampton, WV10 6US

BERRIMAN  
EATON

## 39 Rakegate Close, Oxley, Wolverhampton, WV10 6US

A well-appointed, four bedroom detached family residence providing spacious accommodation.

### LOCATION

The area benefits from shopping facilities within easy reach and convenient transport links into the City Centre. The property is well situated for Junction 2 of the M54 facilitating motorway travel in all directions as well as the i54 industrial park. The area is also well served by schooling.

### DESCRIPTION

39 Rakegate is a well presented detached property standing in a convenient location. The property benefits from a spacious lounge, kitchen, dining room and guest cloakroom to the ground floor and four bedrooms, ensuite and house bathroom to the first floor, also with the benefit of double glazing and gas central heating and solar panels for hot water supply to the rear.

### ACCOMMODATION

A double glazed front door opens into the ENTRANCE HALL having laminate flooring and GUEST CLOAKROOM with WC, hand basin with tiled splash back and tiled flooring. A door leads to the LOUNGE having a double glazed window to the front, laminate flooring and a door to the DINING ROOM with laminate flooring and double glazed French doors to the rear. The KITCHEN comprises a range of wall and base shaker style units with fitted work top, a range of integrated appliances including fridge and freezer, dishwasher, oven with four ring gas hob and extractor above, stainless steel sink unit, integrated ceiling lights, tiled flooring, wall mounted central heating boiler and a double glazed window to the rear.

Stairs rise to the first floor LANDING having storage cupboard and a double glazed window to the side. BEDROOM ONE is a double room comprising a double glazed window to the rear, built in wardrobe and ENSUITE with shower cubicle, WC, handbasin and tiled walls. BEDROOM TWO is a double room with a double glazed window to the rear. BEDROOM THREE and FOUR both with double glazed windows to the front. The BATHROOM comprises a white suite of panelled bath with shower, WC and hand basin, tiled walls and flooring, and a double glazed window to the side.

### OUTSIDE

There is a DRIVEWAY laid in Tarmac providing off street parking, a paved pathway, a GARAGE offering ample storage space, up and over door and electric light and power and there is gated side access to the REAR GARDEN having shaped lawn and a paved patio.

We are informed by the Vendors that all mains services are connected.  
COUNCIL TAX BAND D – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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Offers Around  
£312,950

EPC: C

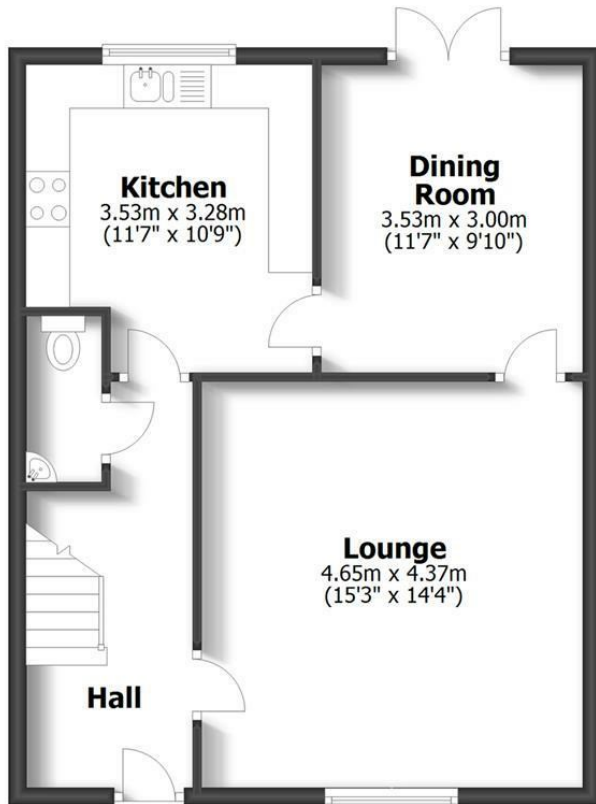
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



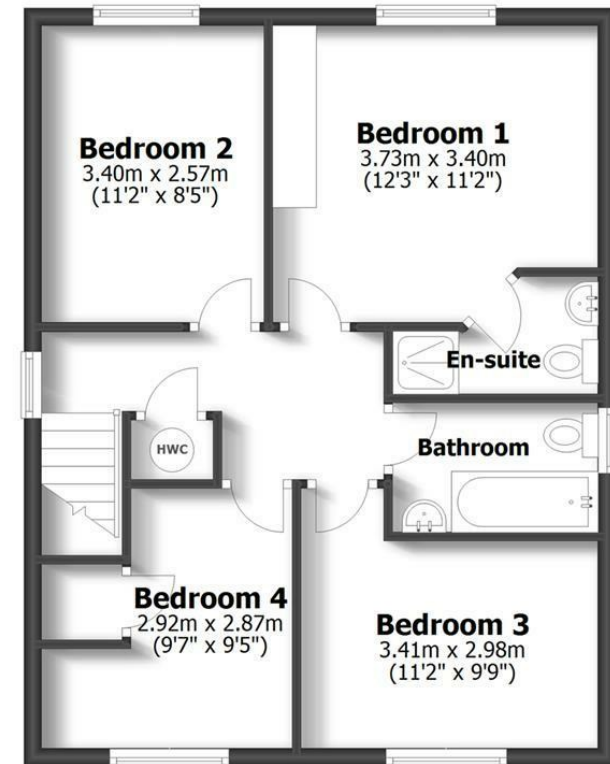
**39 RAKEGATE CLOSE  
OXLEY**

HOUSE: 105.5sq.m. 1136sq.ft.  
GARAGE: 13.9sq.m. 150sq.ft.  
**TOTAL: 119.4sq.m. 1286sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

